



Sold



10A Brocas Avenue, Hillcrest

Brilliantly positioned, this five-bedroom home speaks volumes for family living and offers a plethora of options. Large enough for a family to pursue their individual passions and versatile enough to accommodate intergenerational living or independent children, it is big on space and living options. It would also work well for homestays, borders or a home-based business. A studio adjoining the four-bedroom home contains open plan living and bedroom, a bathroom and kitchenette. Both the studio and main lounge open onto a wrap-around deck, offering seamless indoor-outdoor flow for summer relaxation. Upgrades include some LED lights, partial double glazing, flooring, carpet and painting. The property has excellent creature comforts, including a heat pump, wall heater, fireplace and HRV. There is oodles of storage throughout and a double garage with internal access. Plenty of off-street parking is available within the fenced and gated section, which offers plenty of space for kids to play. The area is sought for its great school zones and proximity to all levels of education from pre-school to tertiary education, including Hillcrest High and Berkley Normal Middle School. The University of Waikato is a short walk. Hillcrest shops and services are nearby, and major transit routes are moments away. This offers an exceptional opportunity for families in a popular location. Call Melissa Wilton for further information or to view on 021 157 3459. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/710290004>

Floor size	204 m ²
Rateable value	\$910,000
Rates	\$4,117.00



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